

LEGAL DESCRIPTION

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3, ALSO LOTS 1 AND 2 AND THE NORTH 7.5 FEET OF LOT 3, AND THE NORTH 20 FEET OF LOT 21 AND ALL OF LOTS 22, 23 AND 24, BLOCK 18, WATERFRONT ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGES 92 THROUGH 94, INCLUSIVE, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY ORDER ENTERED OCTOBER 3, 1987, UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 87-2-11593-3, DESCRIBED AS FOLLOWS:

ALL OF NORTHEAST 122ND STREET (4TH STREET) LYING EAST OF THE PLAT OF CREEKSIDE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 130 OF PLATS, PAGES 43 THROUGH 45, INCLUSIVE, IN KING COUNTY, WASHINGTON, AND LYING WEST OF LOTS 24 AND 25, BLOCK 1, JUANITA PARKWAY DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 67 OF PLATS, PAGES 56 THROUGH 58, INCLUSIVE, IN KING COUNTY, WASHINGTON;

ALSO THE EAST HALF OF 93RD PLACE NORTHEAST (KIRKLAND AVENUE), AND THE WEST HALF OF 94TH AVENUE NORTHEAST (MANCHESTER STREET), AND ALL ALLEYS WITHIN BLOCKS 3 AND 18, WATERFRONT ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGES 92 THROUGH 94, INCLUSIVE, IN KING COUNTY, WASHINGTON, LYING NORTH OF LOTS 20 AND 21, BLOCK 1, JUANITA PARKWAY DIVISION NO. 2, AND SOUTH OF A LINE LOCATED 30 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 124TH STREET.

(PER CHICAGO TITLE COMPANY OF WASHINGTON, ORDER NO. 0026279-06, DATED: OCTOBER 13, 2014)

SURVEY NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA 530R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090

ALL UTILITIES SHOWN WERE DERIVED FROM PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

DATUM

NAVD88  
DESIGNATION: 51  
DB ID: 46517  
DESCRIPTION: CONCRETE MONUMENT IN CASE WITH BRASS PIN SET IN LEAD 0.75' BELOW SURFACE.  
LOCATION: AT THE INTERSECTION OF NORTHEAST 124TH STREET AND 100TH AVENUE NORTHEAST.  
ELEVATION: 77.82

BASIS OF BEARINGS

N67°43'44"W ALONG THE MONUMENTED CENTER LINE OF NORTHEAST 124TH STREET

REFERENCES

-WEST PROPERTY LINE SURVEY RECORDED IN VOLUME 120, PAGE(S) 135

-PLAT OF JUANITA PARKWAY DIVISION NO. 2 RECORDED IN VOLUME 67, PAGE(S) 56-58

-PLAT OF CREEKSIDE RECORDED IN VOLUME 130, PAGE(S) 43-45

LOT CALCULATIONS

\*SITE IMPERVIOUS IS 50% MAX

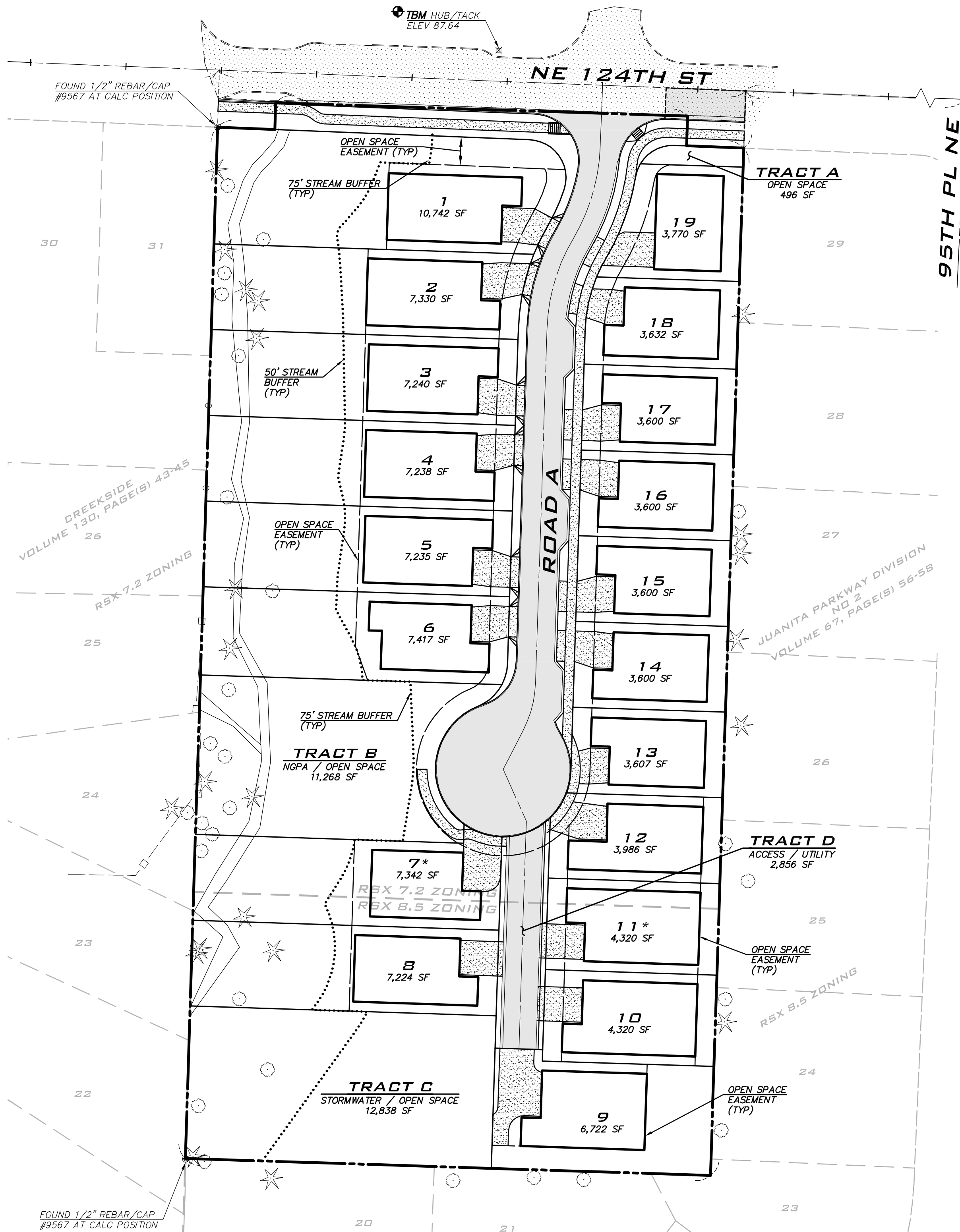
LOT 1 AREA: AREA WITHIN OPEN SPACE EASEMENT	10,742 SF 6,817 SF	LOT 11 AREA: AREA WITHIN OPEN SPACE EASEMENT	4,320 SF 480 SF
LOT 2 AREA: AREA WITHIN OPEN SPACE EASEMENT	7,330 SF 3,642 SF	LOT 12 AREA: AREA WITHIN OPEN SPACE EASEMENT	3,986 SF 450 SF
LOT 3 AREA: AREA WITHIN OPEN SPACE EASEMENT	7,240 SF 3,640 SF	LOT 13 AREA: AREA WITHIN OPEN SPACE EASEMENT	3,607 SF 3,600 SF
LOT 4 AREA: AREA WITHIN OPEN SPACE EASEMENT	7,238 SF 3,638 SF	LOT 14 AREA: AREA WITHIN OPEN SPACE EASEMENT	3,600 SF 3,600 SF
LOT 5 AREA: AREA WITHIN OPEN SPACE EASEMENT	7,235 SF 3,635 SF	LOT 15 AREA: AREA WITHIN OPEN SPACE EASEMENT	3,600 SF 3,600 SF
LOT 6 AREA: AREA WITHIN OPEN SPACE EASEMENT	7,417 SF 3,791 SF	LOT 16 AREA: AREA WITHIN OPEN SPACE EASEMENT	3,600 SF 3,632 SF
LOT 7 AREA: AREA WITHIN OPEN SPACE EASEMENT	7,342 SF 3,754 SF	LOT 17 AREA: AREA WITHIN OPEN SPACE EASEMENT	3,770 SF 3,770 SF
LOT 8 AREA: AREA WITHIN OPEN SPACE EASEMENT	7,224 SF 3,752 SF	LOT 18 AREA: AREA WITHIN OPEN SPACE EASEMENT	11,268 SF 2,856 SF
LOT 9 AREA: AREA WITHIN OPEN SPACE EASEMENT	6,722 SF 2,972 SF	LOT 19 AREA: AREA WITHIN OPEN SPACE EASEMENT	
LOT 10 AREA: AREA WITHIN OPEN SPACE EASEMENT	4,320 SF 480 SF	TRACT B AREA: TRACT D AREA:	

MAXIMUM DEVELOPMENT POTENTIAL

	RSX 7.2	RSX 8.5
Total Site Area	113,570	38,571
Sensitive Area (Stream)	2,479	461
Unmodified Buffer	39,634	10,795
% Site In Sensitive Area & Buffer	37%	29%
Min Lot Size	7,200	8,500
Development Factor	70%	80%
Base Density	13.78	4.23
LID 10% Bonus	1.38	0.42
LID Density	15.16	4.65
Allowed Density per 114.15	15	5

POR SE 1/4, SEC 30, TWP 26N RGE 5E, W.M.

FIRWOOD LANE  
L.I.D. SUBDIVISION



\* LOT 7: 4,933 SF WITHIN ZONE RSX 7.2 - 2,409 SF WITHIN ZONE RSX 8.5  
\* LOT 11: 1,184 SF WITHIN ZONE RSX 7.2 - 3,136 SF WITHIN ZONE RSX 8.5

STREAM BUFFER NOTE

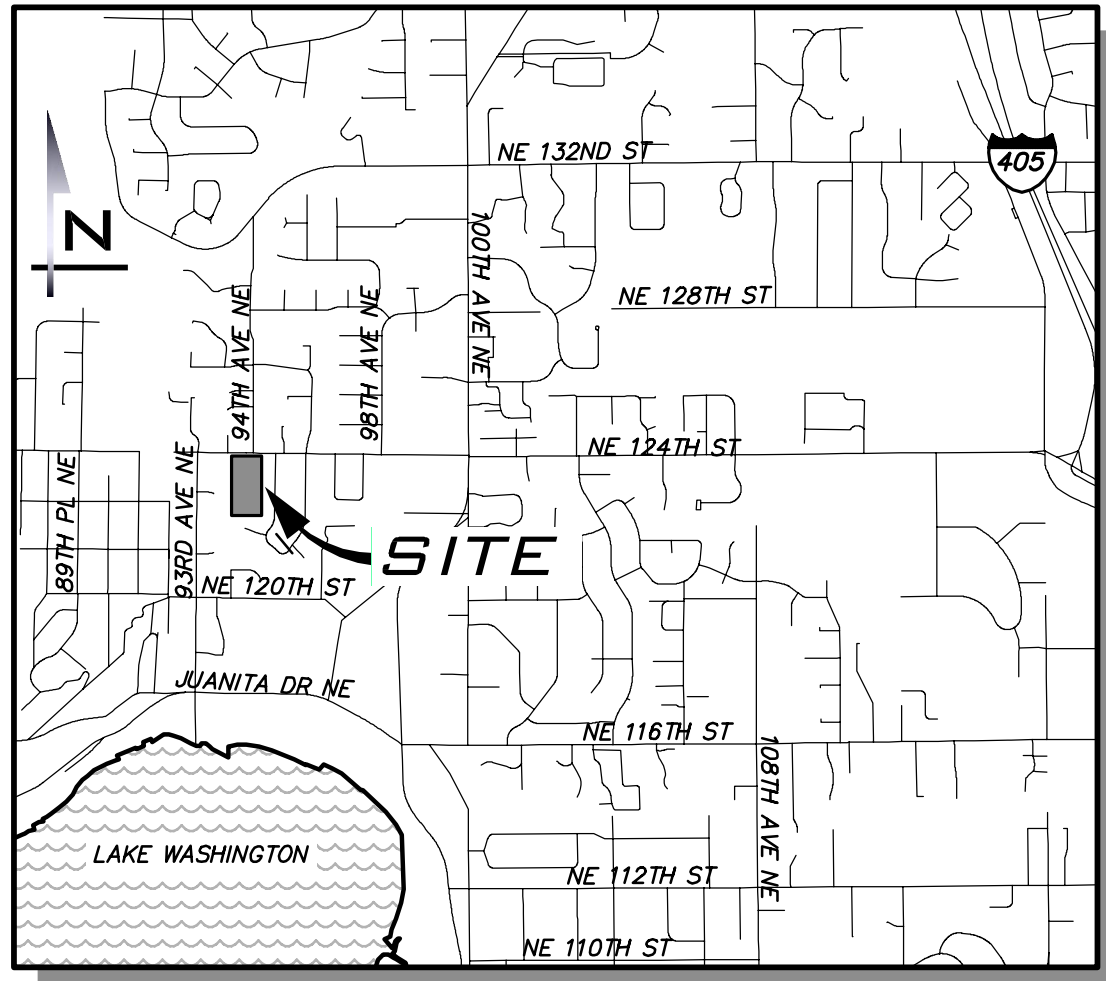
MINOR IMPROVEMENTS ALLOWED IN OUTER HALF OF SENSITIVE AREA BUFFER PURSUANT TO K2C 90.90.5. THESE IMPROVEMENTS MAY INCLUDE WALKWAYS, PEDESTRIAN BRIDGES, BENCHES AND SIMILAR FEATURES.

BUILDING FOOTPRINT

BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.

EXISTING STRUCTURES NOTE

ALL EXISTING STRUCTURES ONSITE TO BE REMOVED UNLESS OTHERWISE NOTED.



VICINITY MAP

NOT TO SCALE

PROJECT TEAM

OWNER

FIRWOOD LAND, LP  
218 MAIN STREET, #109  
KIRKLAND, WA, 98033  
(425) 968-2103  
CONTACT: BEN RUTKOWSKI  
BEN@PSWREALESTATE.COM

GEOTECHNICAL

EARTH SOLUTIONS NW, LLC  
1805 136TH PL NE, SUITE 201  
BELLEVUE, WA 98005  
(425) 284-3300  
CONTACT: RAY COGLAS  
COGLAS@EARTHSOLUTIONSNW.COM

SURVEYOR

MEAD GILMAN ASSOCIATES  
17625 130TH AVE N, #104  
WOODINVILLE, WA 98072  
(425) 486-1252  
CONTACT: SHANE BARNES  
SHANE@MEADGILMAN.COM

CIVIL ENGINEER

THE BLUELINE GROUP  
25 CENTRAL WAY, SUITE 400  
KIRKLAND, WA 98033  
(425) 216-4051 x224  
CONTACT: TODD A. OBERG, PE  
TOBERG@THEBLUELINEGROUP.COM

ARBORIST

TREE SOLUTIONS, INC  
2940 WESTLAKE AVE N, SUITE #200  
SEATTLE, WA 98109  
(206) 528-4670  
CONTACT: CHRIS MADISON  
CHRIS@TREETOLUTIONS.NET

SITE DATA

SITE ADDRESS: 12342 93RD LANE NE  
PARCEL NUMBER: 9194100015  
EXISTING ZONING: RSX 7.2 & RSX 8.5  
PROPOSED ZONING: RSX 7.2 & RSX 8.5  
GROSS SITE AREA: 3.4 ACRES  
NUMBER OF LOTS PROPOSED: 19

UTILITY PURVEYORS

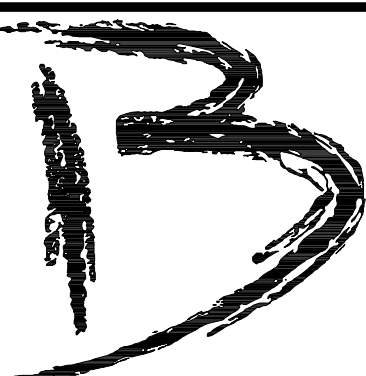
WATER SUPPLY: NORTSHORE UTILITY DISTRICT  
SANITARY SEWER: NORTSHORE UTILITY DISTRICT  
STORMWATER: CITY OF KIRKLAND

SHEET INDEX

1	CV-01	COVER SHEET
2	PU-01	PRELIMINARY UTILITY PLAN
3	PR-01	PRELIMINARY PROFILES
4	TR-01	TREE RETENTION PLAN
5	TR-01	TREE RETENTION DETAILS
6	TR-01	TREE RETENTION DETAILS

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



SCALE:

AS NOTED

PROJECT MANAGER:  
TODD A. OBERG, PE

PROJECT ENGINEER:  
DENE KUZARO

DESIGNER:  
LEE TOMKINS

ISSUE DATE:  
12/21/2015

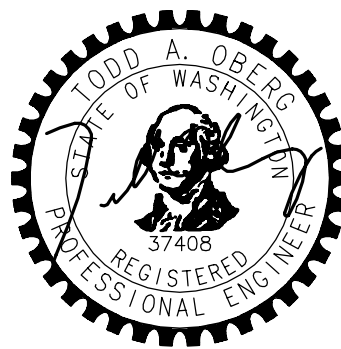
REVISIONS

NO DATE BY

COVER SHEET

FIRWOOD LANE  
PRELIMINARY PLAT / IDP  
PARCEL #9194100015

CITY OF KIRKLAND WASHINGTON



12/8/15

JOB NUMBER:

14-266

SHEET NAME:

CV-01

SHT 1 OF 6